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**SCAG Studies Housing Needs**

By Charles Cooper

Under the SCAG numbers, cities must produce up to 110 percent of the regional housing allocations by income. That translates to 29.5 percent very low income, 16.8 percent low, 16.6 percent moderate and 37.1 percent above moderate.

High housing cost jurisdictions, like Pasadena and Arcadia, will have an added requirement to address low income housing needs.

The numbers are based on SCAG population increase estimates, which have been challenged in the past by cities as less than fully reliable

SCAG will also provide data to cities on the loss of low-income units through conversion to other uses, though this will be separate from the housing allocation.

State officials have also adopted policies providing density bonuses for low income developments, to increase the supply of affordable units.

SCAG has been pursuing a policy to encourage development along major transportation corridors, to provide some relief to the pressure of increasing housing in residential neighborhoods.

Local cities will be learning what their assigned share of the housing needs for the region is in the next few weeks, under the regional housing needs assessment process.

RHNA, as the program is known, is imposed on the cities through state mandate. The process is administered by the Southern California Association of Governments (SCAG).

Under RHNA, cities are required to adopt housing plans which allow for the possibility of future housing construction that meets regional needs. Zoning maps must be adjusted to meet the projected growth figures.

The local housing plans must be certified by the state department of housing and urban development. Failure to complete a satisfactory plan could result in state sanctions and financial penalties.

SCAG has been holding a series of workshops on the regional plan, and will convey the numbers to the local cities, which can appeal their assessments.